



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM-1**

June 22, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LADERA COUNTY PARK SENIOR AND COMMUNITY BUILDING
APPROVE APPROPRIATION ADJUSTMENT - APPROVE REVISED
PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT
SPECS. 6645; C.P. 69244
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve a Revised Plan of Expenditure to transfer \$389,000 in Specified Project Funds allocated under the 1992 Proposition, Section 8, Subsection (a), paragraph 2, subparagraph (LL), from the Carver Park General Improvements project to the Ladera County Park Senior and Community Building project for consideration by the District.
2. Approve an Alternative Plan of Expenditure to transfer \$58,000 in Specified Project Funds allocated under the Safe Neighborhood Parks Proposition of 1996, Section 3, Subsection (a), paragraph 1, subparagraph (K), from the Carver Park General Improvements project to the Ladera County Park Senior and Community Building project for consideration by the District.

3. Approve the enclosed appropriation adjustment transferring the revenue and appropriation for \$447,000 from the Carver Park General Improvements project, C.P. 86451, to the Ladera County Park Senior and Community Building project, C.P. 69244.
4. Approve the revised \$4,162,000 total project budget for the Ladera County Park Senior and Community Building, and authorize the Director to deliver the project.
5. Find that United Contractors Company Inc. is the lowest responsible and responsive bidder, and award a Construction Contract to United Contractors Company for the Ladera County Park Senior and Community Building project, subject to the satisfactory and timely receipt by the County of acceptable Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.
6. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid specifications, whether the contractor has satisfied the above conditions for Contract award; authorize the Director to execute the Construction Contract, in the form previously approved by County Counsel, to United Contractors Company for the Ladera County Park Senior and Community Building project for \$2,840,000; and establish the effective date of the Construction Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow construction of the new 4,300-square-foot Ladera County Park Senior and Community Building to commence. The project includes a community room, kitchen, restrooms, offices, computer lab, lounge, and conference room; resurfacing the existing parking lot; adding security lighting; and installing new irrigation and landscape.

Parks and Recreation will employ at-risk youth to perform landscaping work for the project.

On April 4, 2006, your Board adopted plans and specifications for this project and instructed the Executive Officer of the Board to advertise for construction bids with a \$2,434,000 estimated construction cost based on an independent estimate. On May 2, 2006, Public Works received seven bids, and United Contractors Company was determined to be the apparent lowest responsible bidder meeting the criteria adopted by your Board with a bid of \$2,840,000. The four lowest of the seven bids received were

within a 10 percent margin of each other, indicating a very competitive bid, a comprehensive set of plans and specifications, and an accurate reflection of current market conditions, i.e., a price increase of approximately 16 percent in the last six months.

The 1992 and 1996 Propositions established deadlines from June 30, 1996, to June 30, 2004, for agencies to encumber funds allocated to them or to submit a revised or alternative plan of expenditure for specified projects in two propositions and set forth procedures for agencies to request reallocation of those funds. Your Board, acting as the governing body of the District, retains the authority to reallocate funding to projects that are consistent with the purposes of the 1992 and 1996 propositions. In a related action on the July 5, 2006, agenda, the District recommends approval of the proposed reallocations.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as it is an investment in public infrastructure and will provide enhanced recreational opportunities that will assure good health, social and emotional well-being, and educational/workforce readiness.

FISCAL IMPACT/FINANCING

The recommended construction budget for the base bid is \$2,840,000, and the Change Order contingency fund is \$286,400 (10 percent of the Construction Contract amount). The total project cost, including plans and specifications, plan check, construction, at-risk youth employment, utility/equipment connection fees, consultant services, miscellaneous expenditures, and County services, is estimated at \$4,162,000, which is \$1,662,000 more than the original February 3, 2004, Board-approved budget amount of \$2,500,000.

On April 4, 2006, your Board authorized advertising for bids based on a proposed \$3,715,000 project budget. On April 18, 2006, your Board approved an additional \$1,215,000 allocation from the Vehicle License Fee Gap Loan Trust Fund to the project. The recommended appropriation adjustment will transfer \$447,000 in Parks Proposition funds from the Carver Park General Improvement project to fund the remaining shortfall. The Project Schedule and Budget Summary are shown in Enclosure A.

Upon your Board's approval of the appropriation adjustment, the project will be funded by the Safe Neighborhood Parks Proposition of 1992 (\$389,000), Safe Neighborhood Parks Proposition of 1996 (\$634,000), Parks In-Lieu Fees (\$89,000), Regional Park and Open Space District Excess Funds (\$190,000), a State Proposition 12 RZH Grant (\$1,645,000), and Vehicle License Fee Gap Loan Trust Fund (\$1,215,000).

Operating Budget Impact

Based on current salaries and employee benefit rates and the project scope of work, Parks and Recreation anticipates the following one-time and ongoing costs to operate and maintain the facility. Parks and Recreation estimates one-time startup costs of \$124,796 for major kitchen appliances; furnishings; recreation equipment; and supplies for the community building, including computers, network printers, equipment and cabling, educational and Internet filtering software, and required licenses to provide a computer lab.

In addition, Parks and Recreation estimates an additional \$231,562 in annual ongoing costs (\$68,916 for maintenance, staff, supplies, utilities, and an increase to the existing Maintenance Service Contract and \$162,645 for recreation staff, recreation program supplies, computer network support, and server maintenance).

Parks and Recreation is currently refining and updating the operating and utility cost estimates and will work with the Chief Administrative Office to determine the appropriate operating requirements and available funding. Based on the current project schedule, the one-time and ongoing costs will be incurred beginning in Fiscal Year 2007-08. Parks and Recreation will request funding for the operating costs as part of its Fiscal Year 2007-08 Budget Request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the provisions of the Regional Park and Open Space District Policy, Parks and Recreation is actively pursuing employment opportunities to meet the County's Youth Employment Minimum Obligation. The estimated cost of the Youth Employment Plan previously approved by your Board for this project is \$11,088. In addition, the plans and specifications encourage the contractor to employ at-risk youth on the project.

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination,

renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of Contract award, United Contractors Company is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

United Contractors Company is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

Specified Funds – 1992 Proposition

The 1992 Proposition provided funding for projects that were specified in the measure and identified a procedure for revision of those projects prior to July 1, 1998. That procedure remains the method by which specified project funds may be approved by the District for other uses. An agency may submit a revised plan of expenditure to use the funds for a project that is consistent with the purposes of the 1992 Proposition after the grantee's governing body considers and approves the revision of its project at a public meeting. This action fulfills that requirement.

Specified Funds – 1996 Proposition

Under the provisions of Section (5), Subsection (e) of the 1996 Proposition, an alternative plan for expenditure must be submitted and approved to commit the funds allocated to specified projects between June 30, 2003, and June 30, 2004. As of July 1, 2004, uncommitted Specified Project Funds are subject to allocation to other projects by the District.

ENVIRONMENTAL DOCUMENTATION

On April 4, 2006, your Board found this project to be categorically exempt under the California Environmental Quality Act in accordance with Article 19, Sections 15303 (c) and 15304 (b), and under the County of Los Angeles Environmental Document Reporting Procedures and Guidelines Classes 3 (d) and 4 (c) adopted by your Board on November 17, 1987. A notice of exemption was filed with the Registrar-Recorder/County Clerk.

CONTRACTING PROCESS

On April 4, 2006, your Board adopted plans and specifications for the project and instructed the Executive Officer of the Board to advertise for construction bids. On May 2, 2006, seven bids were received. United Contractor Company submitted a \$2,840,000 bid to perform the work and was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

On May 10, 2006, Public Works executed a Consultant Services Agreement with United Contractor Company for \$3,600 to prepare the baseline construction schedule as authorized by your Board. The cost to prepare the baseline construction schedule is deducted from United Contractor Company's \$2,840,000 bid as described within the Instructions to Bidders resulting in a Construction Contract for \$2,836,400.

United Contractor Company's Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website.

IMPACT ON CURRENT SERVICES

The park will remain open during construction. The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park to minimize disruption of services and to maintain access to the park areas during construction.

The Honorable Board of Supervisors
June 22, 2006
Page 7

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Project Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

AR:vmg
U:\pmd\courts\Ladera Park Senior Center\PM\corr\LaderaSeniorAward.parks.doc

Enc. 3

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

June 22, 2006

ENCLOSURE A

**LADERA COUNTY PARK SENIOR AND COMMUNITY BUILDING
APPROVE APPROPRIATION ADJUSTMENT - APPROVE REVISED
PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT
SPECS. 6645; C.P. 69244**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	12/08/05*
Jurisdictional Approvals	03/13/06*
Construction Award	07/11/06
Construction Start	08/16/06
Substantial Completion	10/01/07
Final Acceptance	11/29/07

*Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact Of This Action	Proposed Project Budget
Plans and Specifications	\$ 143,000	\$ 0	\$ 143,000
Plan Check	\$ 33,500	\$ 0	\$ 33,500
Construction			
Construction	\$ 2,433,623	\$ 406,000	\$ 2,840,000
Change Order Contingency	\$ 243,362	\$ 41,000	\$ 286,400
Youth Employment*	\$ 20,000	\$ 0	\$ 20,000
Total Construction	\$ 2,696,985	\$ 447,000	\$ 3,146,400
Equipment/Utility Connection Fees	\$ 80,000	\$ 0	\$ 80,000
Consultant Services	\$ 277,274	\$ 0	\$ 276,900
Miscellaneous Expenditures	\$ 15,000	\$ 0	\$ 15,000
County Services	\$ 467,241	\$ 0	\$ 467,200
TOTAL	\$ 3,715,000	\$ 447,000	\$ 4,162,000

* Includes youth labor, materials, and supervision.

June 22, 2006

ENCLOSURE B

**LADERA COUNTY PARK SENIOR AND COMMUNITY BUILDING
APPROVE APPROPRIATION ADJUSTMENT - APPROVE REVISED
PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT
SPECS. 6645; C.P. 69244**

The project consists of constructing a new 4,300-square-foot senior and community building to include a community room, kitchen, restrooms, offices, computer lab, lounge, and conference room; resurfacing existing parking lot, adding security lighting; and installing new irrigation and landscape.

Bid Opening Date: May 2, 2006

Bid Summary:

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
United Contractors Company Inc.	\$2,840,000
Trimax Construction Corp.	\$3,075,000
GB Construction, Inc.	\$3,129,800*
Edwin G. Bowen Company Inc.	\$3,087,056
Shefir Construction Inc.	\$3,950,000
Gonzales Construction	\$4,087,397
USS CAL Builders Inc.	\$4,186,000

NOTE: The Contract will be issued to United Contractors Company Inc. for their base Contract lump sum bid of \$2,840,000, less \$3,600 paid under a separate Consultant Services Agreement for preparation of the baseline construction schedule.

*GB Construction, Inc., received a \$50,000 credit for qualifying as a Small Business Enterprise, enabling them to rank third lowest.

June 22, 2006

ENCLOSURE C

**LADERA COUNTY PARK SENIOR AND COMMUNITY BUILDING
APPROVE APPROPRIATION ADJUSTMENT - APPROVE REVISED
PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT
SPECS. 6645; C.P. 69244**

FINANCIAL SOURCES:

Capital Projects/Refurbishments
Department of Parks and Recreation
Carver Park (2)
Rfurb-General Park Impvts
A01 – CP – 86451 – 6014
\$447,000 Decrease Appropriation

Capital Projects/Refurbishments
Department of Parks and Recreation
Ladera Park (2)
Senior Center
Rev: Reg Park and Open Space DT/CP
A01 – CP – 69244 – R400
\$447,000 Increase Revenue

FINANCIAL USES:

Capital Projects/Refurbishments
Department of Parks and Recreation
Carver Park (2)
Rfurb-General Park Impvts
Rev: Reg Park and Open Space DT/CP
A01 – CP – 86451 – R400
\$447,000 Decrease Revenue

Capital Projects/Refurbishments
Department of Parks and Recreation
Ladera Park (2)
Senior Center
A01 – CP – 69244 – 6014
\$447,000 Increase Appropriation

Justification: Adjustment is necessary to increase the revenue and appropriation in order to provide sufficient funds to award the Construction Contract to United Contractors Company Inc. for Ladera Park Senior and Community Building project.